042.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,400 / 834,400
					USE VALUE:	834,400 / 834,400
					ASSESSED:	834,400 / 834,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOLPERT STEFAN &
Owner 2:	ZIMMERMANN SARAH
Owner 3:	
Street 1:	5 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GREENWICH INVESTORS XXVI LLC -
Owner 2:	-
Street 1:	559 SAN YSIDRO SUITE I
Twn/City:	SANTA BARBARA
St/Prov:	CA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,308 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Aluminum Exterior and 2094 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5308.000	371,000		463,400	834,400
Total Card	0.122	371,000		463,400	834,400
Total Parcel	0.122	371,000		463,400	834,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.47 | /Parcel: 398.4

Legal Description

User Acct 29427

GIS Ref

GIS Ref

Insp Date 11/12/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 042.0-0005-0013.0

!3574!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	371,000	0	5,308.	463,400	834,400	834,400	Year End Roll	12/18/2019
2019	101	FV	280,800	0	5,308.	492,400	773,200	773,200	Year End Roll	1/3/2019
2018	101	FV	280,800	0	5,308.	359,100	639,900	639,900	Year End Roll	12/20/2017
2017	101	FV	280,800	0	5,308.	312,800	593,600	593,600	Year End Roll	1/3/2017
2016	101	FV	280,800	0	5,308.	266,500	547,300	547,300	Year End	1/4/2016
2015	101	FV	265,000	0	5,308.	260,700	525,700	525,700	Year End Roll	12/11/2014
2014	101	FV	265,000	0	5,308.	214,300	479,300	479,300	Year End Roll	12/16/2013
2013	101	FV	265,000	0	5,308.	203,900	468,900	468,900		12/13/2012

PRINT

Date	Time
12/10/20	18:47:36

LAST REV

Date	Time
04/09/19	14:23:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3574

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREENWICH INVES	58117-567		12/20/2011	Change>Sale	440,915	No	No		
COHEN PATRICIA	57576-562		10/4/2011	Forclosure	881,713	No	No		
LEYENSON DAVID	30124-138		5/3/1999	Family		No	No		
	19050-130		5/1/1988		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	29427
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/17/2012	62	Re-Roof	52,000					strip re-roof, reb

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
6/27/2012	Measured	JBS	JOHN S
3/19/2012	MLS	EMK	Ellen K
4/27/2009	Measured	372	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Measured	197	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5308		Sq. Ft.	Site		0	80.	1.09	1									463,393						463,400	

Total AC/HA: 0.12185 | Total SF/SM: 5308 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 463,393 | Spl Credit | Total: 463,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19773078
Const Adj.:	0.99989998
Adj $ / SQ:	155.689
Other Features:	75735
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	455829
Depreciation:	84784
Depreciated Total:	371044

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	

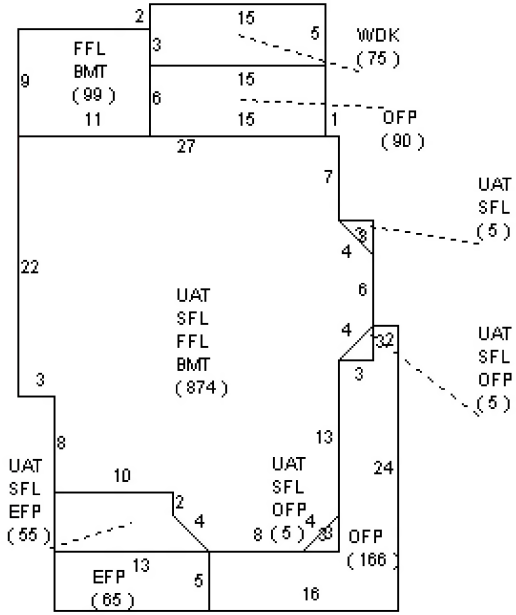
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	6	
Totals			
1	10	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.69
Special Features:	0	Val/Su Net:	103.43
Final Total:	371000	Val/Su SzAd	193.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	973	46.710	45,446
FFL	First Floor	973	155.690	151,486
SFL	Second Floor	944	155.690	146,971
OFP	Open Porch	266	22.700	6,038
UAT	Upper Attic	236	97.310	22,964
EFP	Enclos Porch	120	49.910	5,989
WDK	Deck	75	16.000	1,200
	Net Sketched Area:	3,587	Total:	380,094
Size Ad	1917	Gross Are	4295	FinArea 2094

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	